



**San Juan County Call for Bids
Eastsound Village Green Restroom Expansion
Project Number: CPK-46**

Bid Package Contents

- Call for Bids 3 Pages
- Project Plans and Specification 5 Pages
CPK-46_Project_Plans_and_Specifications.pdf contain the detail sheets incorporated as part of the Project Plans and Specifications and is available at <http://www.sanjuanco.com/278/current-projects>
- Bid Proposal and Signature Page 3 Pages
- Sample Agreement Attached



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Project Summary

Description of Work: This contract provides for the construction of a wood framed addition housing 4 individual toilet rooms to the existing restroom building located at the Village Green Park in Eastsound Washington on Orcas Island.

Estimated Cost: \$275,000 - \$300,000

Delivery and Date: The construction period shall begin on or after September 8th 2021 and conclude with completion on or before March 30th 2021

Informational Items

Washington State Sales Tax: This contract is subject to WAC 458-20-170, Washington State Sales Tax Rule 170. In accordance, the Bidder shall include Sales Taxes as a separate line item to the bid prices.

Requirement for Minimum Prevailing Wages: This Public Work project is subject to RCW 39.12, Prevailing Wages on Public Works. Bidder/Contractor must comply with these State wage rules. Contractor is required to provide Agency with an approved "Statement of Intent to Pay Prevailing Wages" and an "Affidavit of Prevailing Wages Paid". Information on prevailing wage rates and compliance is available from the Department of Labor and Industries at <http://www.lni.wa.gov>

Payment and Performance Bonds: Upon Contract award, the successful bidder will be required to payment and performance bonds in accordance with RCW 39.08.010

Construction Safety: Contractor is required to comply with WISHA and OSHA regulations.

Contract Provisions and Plans: The Contract Provisions and Plans are available at the office of the County Council and online at: <http://sanjuanco.com/278/current-projects>

Bid Guarantee: In accordance with RCW 36.32.250, all bids must be accompanied by a bid guarantee of 5% in the form a surety bond.

Retainage: Pursuant to RCW 60.28.011, a sum of 5 percent of the monies earned by the Contractor will be retained from progress estimates. Retainage funds will be governed as specified in "WSDOT Standard Specifications, I-09.9(1) Retainage."



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Bidder Questions: Oral explanations, interpretations, or instructions given by anyone before the Award of a Contract will not be binding on the Contracting Agency. Any information given a prospective Bidder concerning any of the Bid Documents will be furnished to all prospective bidders as an Addendum if that information is deemed by the Contracting Agency to be necessary in submitting Bids or if the Contracting Agency concludes that the lack of the information would be prejudicial to the other prospective bidders.

Rejections of Bids: San Juan County reserves the right to accept or reject any or all bids in the best interest of the County. Bids will be subject to review and compliance with specifications.

Sequence of Work: The successful contractor shall provide a Sequence of Work indicating how the work will be completed within the time period including the number of days for major work elements within 10 business days of contract execution. Work may be performed from 7am until 7pm Monday through Saturday, except on days when this schedule conflicts with the concurrently running Saturday Farmers' Market located adjacent to the site. The Orcas Island Farmers' Market is open from 10am to 3pm every Saturday from the first weekend in May to the last weekend of September. Work is to begin 10 days after notice is given to proceed. This project must be completed on or before, 03/30/2021.

Addendum: Any Amendments to the Bid documents or Contract Provisions and Plans will be posted online at <http://sanjuanco.com/278/current-projects>

Pre-Bid site visit: A pre-bid site visit is scheduled for Tuesday June 16th at 10:00 a.m. Any bidders wishing to visit the site must contact the San Juan County Facilities Manager to make necessary arrangements.

A suggestion to those travelling from the mainland, and/ or those unfamiliar with WSDOT ferries; arrive at least ½ hr. early to ferry terminal. Reservations are required to guarantee passage on each sailing, for more see <https://www.wsdot.wa.gov/ferries/>



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Bid Opening Time and Date: Sealed bids are to be marked with the bid name and project number and received at the Office of the County Council prior to the time and date specified. No Bids will be received after the scheduled bid opening date and time:

At the office of the Clerk of the Council, San Juan County Council:

Physical Address:

Clerk of the Council
55 Second Street, 1st Floor
Friday Harbor WA 98250

Mailing Address:

Clerk of the Council
350 Court Street #1
Friday Harbor WA 98250

The Bid Opening Date for this contract is: **3:00PM July 8th 2020**

The Public Bid Opening will be held in Conference Room #119 at the above physical address.

Bidders are cautioned that delivery service to the San Juan Islands is subject to delays due to inclement weather and ferry service disruptions. Bidders who send their bids to San Juan County shall place their bids in a sealed envelope, to ensure that a sealed bid is received by the County. For additional information contact the Facilities Department at 360-370-0549 or visit our website for project documents.



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Project Plans and Specifications

1. Scope of work

The construction of an addition to an existing restroom building. The addition shall include a matched slab-on-grade foundation, walls and siding, roof line, as well as the addition of a water heater, and associated plumbing and electrical, per their respective codes. It shall also include a mechanical/ storage room, constructed with the purpose of housing a water heater and electrical panel. One special consideration shall be the construction of a “green roof” over the concrete patio, as per the drawings provided, and referenced in THIS document’s exhibits.

2. Project summary

The proposed construction shall be to add four new lavatory rooms to a currently existing restroom building located at 203 N Beach Rd, Eastsound, WA 98245. The rooms shall be single-user, located on the north side of the building, (***#8 in photos**) with north-facing, outside entrances to each. One of these rooms, the most easterly and closest to the sidewalk, shall be a wet room, and the only of which to contain a shower. The proposed addition shall be approximately 375 sq. ft., roughly half of which being a covered outdoor area, the other half being the bathrooms themselves.

3. Exhibits included with RFP

Some details in this document are followed by “match existing” or “ME”. Refer to the attached relevant site photographs.

4. Specifications

a. Architectural

- Siding, cedar channel to ***match existing (ME)**, ***#1- Photos** facia,
- corrugated steel roof to ME, *in photos*
- 8x8 rough sawn fir posts and support beam and all framing for green roof, standing seam or other steel, PVC membrane under soil/ vegetation
- Metal doors to match existing, ***#12 photos** fitted with ROCKWOOD Door Pull Plate, Stainless Steel, 12"L x 3"W, 0.05" MFR #: 102 X 70A.32D *add One Sided Deadbolt with In Use Indicator **Model:B571625** from the B500-Series Collection; crash bar exit device to ME, ***#4 Photos**; door closers ME, ***#5 Photos**
- Finishes - paint-exterior, semitransparent oil-based stain-ME, **#1 Photos**
- Finishes - paint-interior, gray, ME
- drywall- smooth, level 4 finish, refer to USG Finishing Drywall Systems
- green roof *see attached .pdf “Green Roof Detail”



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- b. Structural** *See drawings
- Foundation/slab on grade shall match existing, and tied into existing slab.
 - Walls- 2x6 framed; ½” drywall; subway tile half offset, Daltile, in glossy white, grey grouted, installed from finished floor and up the wall 60”.
 - *Exception: Shower/ wet room. Framed walls shall be covered in Durock Cement board substrate, installed to manufactures specifications as to be water impervious, liquid applied water barrier; tiled horizontally half-offset from floor to ceiling with Daltile subway tile in glossy white, gray grouted
 - Roof- to match existing corrugated steel. ***#2 Photos**
 - *exception- “green” shed roof over north side patio. See detail in plans
 - Foundation details for wall/ floor intersection. *Details in attached plans-“Foundation and Wall Detail.pdf”*
 - Each bathroom shall be equipped with a floor drain installed in the center of each room; a sloped floor descending toward the drain, finished in a way as to prevent water from pooling.
 - The concrete/ foundation wall shall extend 4” above the finished grade of the floor, to create a curb around each bathroom, on top of which the framed wall shall sit. The purpose of this curb is to prevent water from flowing from one room to the next, in the case of a floor drain backing up, and to prevent water damage to the wall’s framing and covering.
- c. Mechanical, Electrical, Plumbing**
- All finished work shall be completed as to meet State, local, and/ or other authoritative bodies’ applicable codes relevant to the work being referenced.
- Mechanical/HVAC
 - Radiant heaters- **KING KCV2406 WHITE**, one per each lavatory
 - Light/ fan combo for each unit- **Delta Breez ITG100ELED** BreezIntegrity 100 CFM Bathroom Exhaust Fan/Edge-lit Dimmable LED Light
 - Electrical
 - One GFCI protected 20 amp 120VAC GFCI protected receptacle in three lavatory rooms, **Hubbel Mfr. Model # GFRST20W**
 - One weather proof 20 amp 120VAC GFCI protected receptacle in wet/ shower room **Hubbel GFST83WIG**
 - Vapor tight, double LED tube lights for shower/ wet room, **4’ Sylvania Vaportight LED**
 - Motion activated light/ exhaust fan switch for each unit **Hubbell Mfr. Model # WS1000W**
 - Two outdoor wall sconces on outside north wall, and one outside maintenance room door. ME ***#9 photos-** See plans for placement- Restroom South Detail.pdf



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- Plumbing
 - 80 gallon Water heater RHEEM Model # XE80T10HD50U1 Performance Platinum 80 gal. 10-Year Hybrid High Efficiency Smart Tank Electric Water Heater
 - shower in wet/ shower room- **Speakman S-1590-AF** Finish: Stainless Steel Speakman S-1590-AF Sentinel Mark II 2.5 GPM Pressure Balanced Showerpac with Metal Lever Handle, Adjustable Temperature Limit Stop and Shower Head
 - toilets- American Standard Afwall 1.6 gpf EverClean Toilet with Exposed Manual Flush Valve System **Model Number(s): 2856.016.020**
 - sinks- **American Standard Corner Minette 11" Wall Mounted Porcelain Bathroom Sink model: 0451.021.020**
 - faucets- **Chicago Faucets 802-665ABCP** Hot and Cold, Water Metering Sink Faucet, 4" Fixed Centers, 2.2 GPM Softflo Aerator, MVP Metering Cartridge
 - **Woodford MFG.** Frostproof wall hydrant **Model 65P-CC**

5. ADA materials and considerations

The northeast most lavatory, containing the shower shall be constructed as to meet ADA accessibility requirements. Locations and dimensions of Toilet, Sink, faucet and grab bars are detailed in plans- ADA East, West, And South views in .pdf

6. Electronic safety and security (door locks)

Expand existing Assa Abloy (BPS-24-1) of the (4) new doors - ***#7 in photos**

7. Submission requirements

Submissions required for alternatives for methods/ materials.

*Contractor must bid per uniform specs and drawings herein but may submit alternative ideas/designs



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Payment

The contractor shall submit a detailed invoice for any payment to the SJC Facilities Department administration office. Invoice submittals must include a description of the work accomplished referencing the proposal item; an itemized breakdown of labor, equipment, materials & supplies with copies of material receipts; and overhead/mark up and sales tax. The contractor may submit invoices for a percentage of work completed or for materials purchased and delivered to the jobsite at the park for each proposal item. Partial Payments will be made no more frequently than once per month.

Submit invoices to: San Juan County Facilities Dept.
350 Court Street #13
Friday Harbor WA 98250

or by email to: gregs@sanjuanco.com



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Statement of Qualifications

Each company submitting a proposal on work included in the Scope of Work shall prepare and submit as part of his/her proposal this form with the following information:

A. Legal Firm Name:

B. Business Address:

C. Telephone:

D. State of Washington Contractor's Registration No. _____ **Expires:** _____

E. State of Washington UBI No.

F. How many years contracting business under present name: _____

G. General character of work performed by company:

H. List of recent projects constructed by said company, including approximate costs, dates and owner:

I. Bank references:

 Company Name

By _____

Title _____

Date _____



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Bid Proposal

DUE DATE: 3:00PM PDT, Wednesday, July 8th, 2020

PROJECT: Restroom Expansion-ESVG

TO: San Juan County Clerk of the Council
 (delivery) 55 2nd St, 1st Floor
 (by mail to) 350 Court Street #1
 Friday Harbor, WA 98250

This certifies that the undersigned has examined the location and work as outlined in the Scope of Work and Project Information, in San Juan County, Washington, and has read and thoroughly understands them and the Small Works Contract concerning the work described. The undersigned further understands the method by which payment will be made for said work, and hereby proposes to undertake and complete the work described in this improvement, in accordance with the said specifications and the following schedule of rates and prices, inclusive of taxes and delivery.

(Note: Unit prices for all items, all extensions, and total amount of bid shall be shown. Tax is to be listed as a separate line item. All entries must be typed or entered in ink and must be shown in figures only. Lump Sum prices are to include labor, tools, materials and all costs to perform the work.)

BASE BID ITEMS

1. Site Prep and Excavation:	\$ _____
2. Foundation:	\$ _____
3. Framing:	\$ _____
4. Exterior Finish & Millwork	\$ _____
5. Roofing	\$ _____
6. Alternate Green Roof	\$ _____
7. Electrical	\$ _____
8. Plumbing	\$ _____
SUBTOTAL	\$ _____
WASHINGTON STATE SALES TAX @ 8.1%	\$ _____
TOTAL BID	\$ _____

**County Building Permit, to include mechanical and plumbing shall be provided by the County.
 State Electrical Permit shall be provided by bidder/contractor and its costs included in #7 above



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Bid Proposal - Signature Page

The bidder is hereby advised that by signature of this proposal they are deemed to have acknowledged all requirements contained herein for **Eastsound Village Green Restroom Expansion Project**.

A bid guarantee of 5%, in the form of a Surety Bond must accompany this bid proposal. (Surety Bond should reference San Juan County, Eastsound Village Green Restroom Project).

	Legal Name	_____
*Proposal Must be Signed	Signature	_____
	Date	_____
	Firm Name	_____

Firm Address _____
 Street City State Zip

Phone Number _____ Email _____

Addenda

Receipt of addenda numbered _____ is hereby acknowledged. Initials _____
 _____ No Addenda received. Initials _____

QUOTATIONS INCLUDE ALL COSTS AND SALES TAX IS IDENTIFIED.

SAMPLE FORM - Not for execution

SJC Agreement No.

**SAN JUAN COUNTY CONTRACT FOR A PUBLIC WORKS PROJECT
[CONTRACT TITLE]
[CRP NUMBER]**

This Contract is made between SAN JUAN COUNTY, a political subdivision of the state of Washington, hereafter referred to as "County," and _____, hereafter referred to as "Contractor."

In consideration of the terms, conditions, covenants and performance contained in this Contract, the parties agree as follows:

1. The Contractor's Proposal; the Contract Provisions and Plans; all Addenda; (collectively "the Bidding Documents"); and the Washington State Department of Transportation Standard Specifications for Road, Bridge and Municipal Construction, 2018 Edition as amended, ("WSDOT Specifications 2018") all of which are on file in the office of the San Juan County [Department Name] Department, shall constitute a part of this Contract and are by this reference incorporated and made a part of this Contract as though fully set forth. Each of the parties expressly covenants and agrees to carry out and fully perform each and all of the provisions of these documents upon its or his part to be performed.

2. Contractor agrees to furnish all equipment, material, and labor for _____ in accordance with its proposal dated _____ and attached as Exhibit A.

3. The County agrees to retain the Contractor to perform the work described in the Bidding Documents and agrees to pay for that work in accordance with the provisions of this Contract.

Dated this _____ day of _____, 20__.

[COMPANY NAME]
[INSERT NAME]
[INSERT TITLE]

SAN JUAN COUNTY
Michael J. Thomas
County Manager

Date

Date

APPROVED AS TO FORM ONLY
Randall K. Gaylord
San Juan County Prosecuting Attorney

By: _____
Date
